

134.0

0001

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

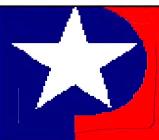
ARLINGTON

Total Card / Total Parcel

1,041,000 / 1,041,000

USE VALUE: 1,041,000 / 1,041,000

ASSESSED: 1,041,000 / 1,041,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
38		BONAD RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	EISNER GABRIELLA A & WILLIAM	
Owner 2:		
Owner 3:		

Street 1: 38 BONAD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DRUY MARK A-ETAL -

Owner 2: ROTHMAN JOHANNA -

Street 1: 38 BONAD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,467 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Vinyl Exterior and 2973 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8467		Sq. Ft.	Site		0	80.	0.80	9									539,206						539,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	8467.000	501,800													151775
Total Card	0.194	501,800								Entered Lot Size					GIS Ref
Total Parcel	0.194	501,800								Total Land:					GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	350.21	/Parcel:	350.2				Land Unit Type:					Insp Date

12/02/17	134.0-0001-0011.0	10436!
PRINT	Date	Time
12/11/20	00:44:24	
LAST REV	Date	Time
02/26/20	08:18:18	
mmcmakin		
	10436	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRUY MARK A-ET	63816-273		6/26/2014		875,000	No	No		
	19034-422		5/1/1988		315,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2015	1380	Manual	10,200		9/15/2015			Replace back deck
6/22/2012	789	Manual	8,890					REPL FRONT STAIRS
9/8/2006	754	Re-Roof	6,995					
8/9/2001	702	Addition	83,000	C				ADD 2ND FLOOR RM-R

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	163	PATRIOT
5/14/2002	Permit Visit	PM	Peter M
12/3/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/6/1992		JK	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison	2	Rating: Average		Full Bath: 2	A Bath:	Rating:		PDAS.											
Sty Ht: 2 - 2 Story				3/4 Bath: 1		Rating: Average													
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:													
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Average													
Frame: 1 - Wood				A HBth:		Rating:													
Prime Wall: 4 - Vinyl				OthrFix: 2		Rating: Good													
Sec Wall:		%		OTHER FEATURES															
Roof Struct: 1 - Gable				Kits: 1		Rating: Average													
Roof Cover: 1 - Asphalt Shgl				A Kits:		Rating:													
Color: WHITE				Fpl: 1		Rating: Average													
View / Desir:				WSFlue:		Rating:													
GENERAL INFORMATION				CONDOS INFORMATION															
Grade: C+ - Average (+)				Location:															
Year Blt: 1987	Eff Yr Blt:			Total Units:															
Alt LUC:		Alt %:		Floor:															
Jurisdct: G15		Fact: .		% Own:															
Const Mod:				Name:															
Lump Sum Adj:				DEPRECIATION															
INTERIOR INFORMATION				Phys Cond: AG - Avg-Good	16.	%													
Avg Ht/FL: STD				Functional:		%													
Prim Int Wall: 2 - Plaster				Economic:		%													
Sec Int Wall:		%		Special:		%													
Partition: T - Typical				Override:		%													
Prim Floors: 3 - Hardwood				Total:	16.6	%													
Sec Floors: 15 - Carpet	25	%		CALC SUMMARY															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00															
Subfloor:				Size Adj.: 1.13253665															
Bsmnt Gar: 1				Const Adj.: 1.04729617															
Electric: 3 - Typical				Adj \$ / SQ: 160.124															
Insulation: 3 - Typical				Other Features: 120037															
Int vs Ext: S				Grade Factor: 1.10															
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000															
Heat Type: 3 - Forced H/W				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100		% AC: 100		Adj Total: 601694															
Solar HW: NO		Central Vac: Yes		Depreciation: 99881															
% Com Wall		% Sprinkled:		Depreciated Total: 501813															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 134.0-0001-0011.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							